

INLAND WETLAND AND  
WATERCOURSES AGENCY

ITEM NO. 22  
FILE NO. 780

April 14, 2016

Mr. Al Adaskaveg  
Town of West Hartford, Human and Leisure Services  
50 South Main Street  
West Hartford, CT 06107

**RECEIVED**

APR 18 2016

TOWN COUNCIL OFFICE  
West Hartford, CT

**SUBJECT: 37 Buena Vista Road- IWW #1042**

Dear Mr. Adaskaveg:

At its regular meeting of April 4, 2016, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

**37 Buena Vista Road (Town of West Hartford)**- Application (IWW #1042) of the Town of West Hartford (Al Adaskaveg, Human and Leisure Services Department), seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and water course area. The applicant seeks to remove an approximately 180 s.f. existing structure located in the floodplain and replace it with an approximately 206 s.f. structure outside of the floodplain, closer to the Cornerstone parking lot. The applicant requests a fee waiver. (Submitted for IWWA receipt on March 7, 2016; due to the lack of quorum, meeting adjourned to April 4, 2016. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (3-0)** (Motion/Ahern; Second/O'Donnell) to find the proposed regulated activity to be **NON-SIGNIFICANT**. The IWWA directed that the wetland permit be issued subject to full compliance with Town Erosion and Sedimentation Control requirements.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

Sincerely,



Kevin Prestage  
Chairman TPZ/IWWA



TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2431  
(860) 561-7555 FAX: (860) 561-7400  
[www.westhartford.org](http://www.westhartford.org)

C:     Ronald Van Winkle, Town Manager  
         Mark McGovern, Director of Community Services  
         Essie Labrot, Town Clerk  
         Todd Dumais, Town Planner  
         Duane Martin, Town Engineer  
         Brian McCarthy, Conservation & Environmental Commission  
         Department of Energy & Environmental Protection  
         Tim Mikloiche, Supervisor of Inspection  
         Subject IWW File

U: sd/TPZ/decisionletters/2016 BuenaVista37\_IWW1042\_Determination\_Significance

INLAND WETLAND AND  
WATERCOURSES AGENCY

CERTIFIED MAIL

May 11, 2016

Sara E. Pileski and Christopher Walker-Diaz  
4 Wyndwood Road  
West Hartford, CT 06117

RECEIVED

MAY 11 2016

TOWN COUNCIL OFFICE  
West Hartford, CT

SUBJECT: 4 Wyndwood Road – IWW #1020

Dear Mrs. Pileski and Mr. Walker-Diaz:

At its regular meeting of Monday, May 2, 2016, the West Hartford Town Plan and Zoning Commission acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following communication item:

4 Wyndwood Road – Application (IWW #1020) of Town of West Hartford requesting permission for transfer of previously approved permit to new property owners, Sara E. Pileski and Christopher Walker-Diaz. The Inland Wetland and Watercourses permit was approved on January 5, 2015. (Submitted as a late item for TPZ on May 2, 2016.)

The IWWA acted by unanimous vote (5-0) (Motion/Seder; Second/Maresca) (Gillette seated for Freeman) to accept the communication item. The agency authorized the transfer of the permit to Sara E. Pileski and Christopher Walker-Diaz.

If you have any questions regarding this letter, please feel free to contact the Planning Office at (860) 561-7555.

Very truly yours,



Kevin Ahern  
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager  
Mark McGovern, Director of Community Services  
Joseph O'Brien, Corporation Counsel  
Todd Dumais, Town Planner  
Essie Labrot, Town Clerk  
Duane Martin, Town Engineer  
Subject File

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INLAND WETLAND AND  
WATERCOURSES AGENCY

INTEROFFICE MAIL

May 11, 2016

Mr. Marc Blanchard  
Town of West Hartford  
Human and Leisure Services Department  
50 South Main Street  
West Hartford, CT 06107

**RECEIVED**

**MAY 11 2016**

**SUBJECT: 1700 Asylum Avenue- IWW #850-R2-16**

Dear Mr. Blanchard:

TOWN COUNCIL OFFICE  
West Hartford, CT

At its regular meeting of Monday, May 2, 2016 the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

**1700 Asylum Avenue-** Application (IWW #850-R2-16) of the Town of West Hartford (Marc Blanchard, Human and Leisure Services Department), seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and water course area. The applicant seeks to install four (4) permanent athletic field light pole structures at the little league field located the furthest from the intersection of Asylum Avenue and Trout Brook Drive. (Submitted for IWWA receipt on March 7, 2016; due to the lack of a quorum, meeting adjourned to April 4, 2016. Determined to be potentially significant and set for public hearing on May 2, 2016.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Prestage; Second/Maresca) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit to be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

**1700 ASYLUM AVENUE**  
**INLAND WETLAND APPLICATION IWW #850-R1-16**  
**COMPLIANCE WITH SECTION 10.2 and 10.4**  
**STANDARDS AND CRITERIA FOR DECISION**

The request to conduct certain regulated activities at 1700 Asylum Avenue in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application IWW #850-R2-16 should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:



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- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition the Agency considered measures which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel of land is located 1700 Asylum Avenue.

This permit is issued and made subject to the following conditions:

- 1) Plans of record are incorporated by reference in this permit as fully set forth herein.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements.
- 3.) This IWWA permit approval shall be stripped onto the final set plan.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Energy & Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

If you have any questions, please feel free to contact the Planning Division at 860.561.7555.

Sincerely,



Kevin Ahern  
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager  
Joseph O'Brien, Corporation Counsel  
Essie Labrot, Town Clerk  
DEEP

Mark McGovern, Director of Community Services  
Todd Dumais, Town Planner  
Duane Martin, Town Engineer  
Subject File

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